

**MINUTES  
VILLAGE OF LAKE PARK  
PLANNING BOARD  
3801 LAKE PARK ROAD, LAKE PARK, NC  
NOVEMBER 15, 2016**

**Planning Board Members Present:** Jonathan McDaniel, Bjarne Hansen and John Laurents.

**Attorney:** Ken Swain

**Zoning Administrator:** Cheri Clark

**Call to Order:** Chairman Jonathan McDaniel called the November 15, 2016 meeting to order.

**Pledge of Allegiance:** Chairman Jonathan McDaniel led the Pledge of Allegiance.

**Public Comments:** There was no public comment.

**Approval of Minutes:** Bjarne Hansen made the motion to approve the October 18, 2016 Planning Board minutes as presented. John Laurents seconded the motion. Vote – Unanimous.

**Changes to the Agenda:** No changes to the agenda.

**Council Liaison:** Planning Board needs to approve the meeting calendar for the 2017 Planning Board. Bjarne Hansen made the motion to approve the Planning Board calendar for 2017. Jonathan McDaniel seconded the motion. Vote – Unanimous.

Cheri Clark shared that Council has called for a Public Hearing prior to the December 13, 2016 Council meeting for the proposed Sidewalk Text Amendment. Council has also called for a Public Hearing on a proposed Zoning Map Amendment and to make a request that the Village of Lake Park Planning Board evaluate and provide a recommendation to Council and direct that necessary notices be posted, advertised and mailed.

Attorney Ken Swain advised Planning Board that they had thirty days to make a recommendation to Council, however they do not have to make a recommendation to Council.

**Zoning Map Amendment:** Attorney Ken Swain shared that Lucas Lands has filed a Zoning Map Amendment to rezone three parcels of land 3308, 3316 and 3324 Faith Church Road from General Business to Industrial. Doug Lucas shared that the reason for the Map Amendment request is to expand his business – Lucas Landscaping.

Planning Board reviewed the Staff Report on the Zoning Map Amendment and discussed the potential traffic impact which was deemed negligible. The economic impact of changing the

zoning could potentially increase the tax base for the Village of Lake Park and a change to Industrial would also be in conjunction with the neighboring Town of Indian Trail's Industrial zoning which is adjacent to the properties. Using the property in an industrial way would still likely be best since the concrete plant site is still there and these lots would probably not be well suited for further residential development. The Board understands that its consideration is strictly limited to issues related to the consistency and reasonableness of the possible change like traffic impact, economic impact, how it would effect other properties, possible future uses if there was a change and other factors.

Board member Laurents indicated that he thought the best approach would only be to recommend the rezoning of two of the lots and leaving the third, which borders Indian Trail-Unionville Road, general business. He shared that he thought this would be better for economic purposes since this was a corner lot with road frontage on two roads.

Chairman Jonathan McDaniel shared that the Planning Board has four options:

1. Do nothing.
2. Recommend to change the zoning from General Business to Industrial on the three parcels.
3. Recommend that the three properties not be rezoned.
4. Recommend rezoning for two of the parcels and leave 3324 Faith Church as General Business.

Attorney Ken Swain read into the minutes the following information based upon the Planning Board's discussion.

The Lake Park Planning Board, based upon an application for a zoning map amendment to the Unified Development Ordinance recommends that the Village Council rezone property tax identification numbers 07066006A, 0706606G and 0706606B from its current General Business status to one of an Industrial status.

The Planning Board met on November 15<sup>th</sup>, 2016 at its regularly scheduled time and heard from both the applicant and the Village Staff regarding this application for legislative amendment to the zoning map of the Village. A recommendation from the staff was received and considered and is attached to this recommendation and incorporated by reference as if fully set out herein. After hearing from the applicant and the staff the Planning Board discussed the range of uses that would be permitted from an amendment to the map at these locations, the various development possibilities, the consideration of impact on surrounding properties both inside and outside the Village, economic impact, best uses of the properties, traffic impact and other relevant issues. From those discussions the Planning Board provides the following to the Village Council:

The Planning Board has found that proposed zoning map amendments set forth above to the Village of Lake Park Unified Development Ordinance, which serves as the comprehensive zoning plan for the Village, are consistent with the plan since the proposed zoning map amendments serve to provide the continued economic development of business within the Village, have a minimal impact on traffic, would likely serve to create minimal impact on

surrounding properties both within and outside the Village, and promote continued best uses of the properties based upon their location within the Village jurisdictional borders.

Furthermore, the Planning Board has found that the proposed zoning map amendments to the Village of Lake Park Unified Development Ordinance are reasonable and in the public interest in that such would provide local zoning legislation which serves to promote continued business development within the Village without imposing significant impact on the surrounding properties, the traffic impact is deemed to be minimal at best and the area as currently zoned in relation to an adjacent property within the Village would not appear to be one likely for any type of residential development.

This recommendation being made this the \_\_\_\_ day of November, 2016.

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Jonathan McDaniel  
Planning Board Chair

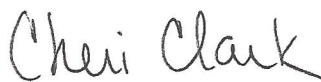
Bjarne Hansen made the motion to recommend the zoning map amendment. Jonathan McDaniel seconded the motion. Vote – Two to one with John Laurents voting no.

**Board Comments:** There were no Board Comments.

**Setting Agenda for Next Month's Meeting:** Same agenda for December 20, 2016 meeting.

**Adjourn:** Bjarne Hansen made the motion to adjourn. John Laurents seconded the motion.  
Vote – Unanimous.

Respectfully Submitted,



Cheri Clark  
Village Administrator

